

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

DPMC NUMBER: M1537-00
Fire Suppression Upgrades – Various Buildings
Woodbine Developmental Center
Woodbine, Cape May County, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM WITH THE OBJECTIVE TO INSTALL A NEW FULLY AUTOMATED ADDRESSABLE TYPE FIRE SUPPRESSION SYSTEM WITHIN THE FACILITY IN VARIOUS BUILDINGS WITH THE COTTAGES AS A PRIORITY. THE NEW SPRINKLER SYSTEM WILL TIE INTO THE EXISTING FIRE ALARM SYSTEM AND HAVE INSTUTIONAL TYPE SPRINKLER HEADS INSTALLED. THE SPRINKLER HEADS ARE TO BE CONCEALED WHEREVER IT IS POSSIBLE. THE CONSULTANT SHALL PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION SUPPORT SERVICES TO COMPLETE THE WORK.

THE WOODBINE DEVELOPMENTAL CENTER WAS FOUNDED IN 1921, IS LOCATED ON 250 ACRES OF LAND IN CAPE MAY COUNTY. THE WOODBINE DEVELOPMENTAL CENTER PROVIDES RESIDENTIAL TREATMENT AND REHABILITATION SERVICES TO DEVELOPMENTALLY DISABLED MEN WHO RESIDE IN 18 RESIDENTIAL BUILDINGS. IN ADDITION TO THE RESIDENTIAL COTTAGES AND THE FOOD SERVICE BUILDING, THE CENTER CONTAINS FORTY ADDITIONAL BUILDINGS THAT INCLUDE A MEDICAL BUILDING, ADMINISTRATIVE OFFICES, SCHOOL, RECREATIONAL FACILITIES, A POWERHOUSE, MAINTENANCE FACILITIES AND VARIOUS SUPPORT FACILITIES. THE FACILITY WAS CONSTRUCTED IN 1930 AND CONTINUES TO UTILZE SOME OF THE ORIGINAL BUILDINGS. ADDITIONAL BUILDINGS HAVE BEEN CONSTRUCTED AND NUMEROUS RENOVATIONS HAVE OCCURRED OVER THE YEARS TO MAINTAIN COMPLIANCE WITH CODES AND LICENSING REQUIREMENTS.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A DOLLAR RATING OF \$10 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), CIVIL ENGINEERING (DISCIPLINE CODE P005), FIRE PROTECTION ENGINEERING (DISCIPLINE CODE P010), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), ASBESTOS DESIGN (DISCIPLINE CODE P037), ASBESTOS SAFETY CONTROL MONITORING (DISCIPLINE CODE P038), LEAD PAINT EVALUATION (DISCIPLINE CODE P065) AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

ATTENTION SPECIAL DELIVERY INSTRUCTIONS

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B) ARE DUE TO DPMC NO LATER THAN 2:00 P.M., MAY 21, 2020 AND SHALL BE SUBMITTED TO BILL MAHAN, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, VIA EMAIL AT WILLIAM.MAHAN@TREAS.NJ.GOV. DO NOT INCLUDE ANYONE ELSE ON THE EMAIL. HARD COPIES WILL NOT BE ACCEPTED. SUBMISSIONS RECEIVED AFTER 2:00 P.M., MAY 21, 2020 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$10 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY MAY 21, 2020. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 777-4561.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD S. FLODMAND, DEPUTY DIRECTOR
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DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
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